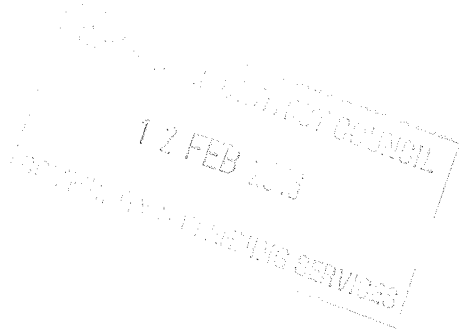


East Hill Farm Park

Site Rules



Preface:

In these rules:

- “Occupier” means anyone who occupies a park home, whether under an agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.
- “You” and “Your” refers to the homeowner or other occupier of a park home.
- “We” and “Our” refers to the park owner.

These rules are in place to ensure that acceptable standards are maintained on the park which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the agreement, by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983, as amended.

These rules take effect from 12th February 2016. None of these rules will have retrospective effect.

Condition of the Pitch:

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
2. You must not erect fences or other means of enclosure unless you have obtained our approval. Approvals will not be withheld or delayed unreasonably. You must position fences and any other means of enclosure so as to comply with the park’s site licence conditions and fire safety regulations.
3. You must not have external fires, including incinerators. Gas barbeques are permitted and when in use must be attended at all times.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

East Hill Farm Park

Storage:

6. A maximum of two sheds are permitted on a pitch, homeowners are to obtain approval for the design, size and standard. Approvals will not be withheld or delayed unreasonably.

You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the parks site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse:

7. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collections. Containers must be kept on your pitch well away from the park road except on refuse collection day.
8. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

Age of Occupants:

9. No person under the age of fifty years may reside in a park home.

Business Activities:

10. You must not use the park home, the pitch, the park (or any part of the park) for any business purpose, and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out any office work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the home or the park.

Nuisance:

11. You must not be a nuisance to the neighbours. You must not make any noise that is audible outside the Park home between the hours of midnight and 8am each day.

East Hill Farm Park

Pets:

12. You must not keep any pets or animals except the following:
 - Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash and must not allow it to despoil the park. You are not permitted to exercise your dog on the East Hill Farm Holiday Park.
 - Not more than 1 domestic cat.
 - Pets which are housed in a cage, aquarium or similar and remain at all times within your home."

Water:

13. You must only use fire point hydrants in the event of fire.
14. You must protect all external water pipes from potential frost damage.

Vehicles and parking:

15. You must drive all vehicles on the park carefully and within the displayed speed limit of 10mph.
16. You must not park on the roads or grass verges, except for the purposes of loading or unloading.
17. You must not park anywhere except in the permitted parking spaces available in both the car parks.
18. The area outside No.42 (opposite the garages) is designated as six disabled parking spaces. Residents that do not have a Blue Badge are to park in the spaces provided in both the other car parks. Disabled spaces are allocated to residents by East Hill Farm Park. Disabled Blue Badges must be on display at all times.
19. Commercial/Company vehicles to a maximum gross vehicle weight of 3.5 tonnes are permitted and acceptable. If they are additional to a resident's personal vehicle, the resident will be subject to the additional parking fee. Parking for any commercial vehicle is restricted to the back car park.
20. As required by law, all vehicles driven by or on behalf of occupiers on the park must be taxed, insured and in roadworthy condition, and only driven by persons who have a valid driving licence for that type of vehicle and are insured to drive them.
21. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

East Hill Farm Park

Vehicle Repairs on Site:

22. Minor repairs, general maintenance and breakdown assistance is acceptable to be carried out on East Hill Farm Park, this includes the changing of oil and other fluids/fuel. Oils, fluids/fuels must be disposed of in line with the current environmental regulations at your nearest oil/fluid disposal centre.

Major repairs and dismantling of cars/ engines is not acceptable. (I.e. removal of engines/gearboxes etc.)

Weapons:

23. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

External Decoration:

24. Homeowners must maintain the outside of the park home and pitch in a clean and tidy condition. Where the exterior is repainted or re-covered, homeowners must use reasonable endeavours not to depart from the original colour scheme.
25. No alteration to the pitch is permitted without prior permission from the park owner.
26. Access is not permitted to vacant pitches. Building materials and other plant must be left undisturbed.

Visitors:

27. Visitors may park in the spaces provided in the car parks.
28. The occupier is responsible for the conduct of his/her visitors. Children shall not be permitted to play on the park road or the car parks.